

3.6 Housing

GOAL 601

Monroe County shall adopt programs and policies to facilitate access by all current and future residents to adequate and affordable housing that is safe, decent, and structurally sound, and that meets the needs of the population based on type, tenure characteristics, unit size and individual preferences. [9J-5.010(3)(a)]

Objective 601.1

By January 4, 1998, Monroe County shall complete initial implementation of the following defined policies, including establishment of a structured monitoring program, to reduce by 50% the current estimated affordable housing need for households in the very low and low income classifications (HUD definitions) 2002. [9J-5.010(3)(b)1 and 3]

Policy 601.1.1

Within one year of the effective date of this Plan, Monroe County shall complete an assessment of affordable and special housing needs utilizing detailed housing data from the 1990 U.S. Census and an assessment of target areas and population segments representing priority affordable housing needs as a basis for establishing specific quantifiable near and long-term affordable housing programs. Results of the assessment shall be used to update the Comprehensive Plan's affordable housing policies.

Policy 601.1.2

By January 4, 1997, Monroe County shall adopt Land Development Regulations which establish a point system in conjunction with the permit allocation system for apportioning future development on an annual basis. The point system shall assign a positive point rating to affordable housing projects.

Policy 601.1.3

In conjunction with the Monroe County Housing Authority, assign Housing planning responsibilities within the County Planning Department by January 4, 1998. Examples of the Housing planning duties would include providing informational and technical assistance to the public on affordable housing programs, completing housing inventories and assessments, working to increase local utilization of state and federal funding programs, coordinating redevelopment plans, and serving as a liaison to the Monroe County Housing Authority. The County shall develop a Comprehensive Housing Affordability Strategy (CHAS) through the Planning Department in compliance with U.S. HUD guidelines in conjunction with the State of Florida CHAS, no later than January 1997.

Policy 601.1.4

Expand the County's participation in Federal and State housing assistance programs to rehabilitate owner and rental housing for low and moderate income residents by seeking grants, loans, and technical assistance in conjunction with the Monroe County Housing Authority by January 4, 1998. [9J-5.010(3)(c)7]

Policy 601.1.5

By January 4, 1998, Monroe County shall define programs to maximize opportunities for private sector involvement in the formation of community-based non-profit organizations to actively participate in the provision of low and moderate income affordable housing. [9J-5.010(3)(c)1]

Policy 601.1.6

By the effective date of this Plan, the Monroe County Land Authority shall compile a list of buildable properties owned or targeted for acquisition by the Land Authority which potentially could be donated or made available for affordable housing. This list will be updated annually and made available to the public. The guidelines established in Policies 601.1.13 and 601.1.14 shall be considered in the formulation of this list. [9J-5.010(3)(b)1, 3 & 5]

Policy 601.1.7

All affordable housing projects which receive development benefits from Monroe County, including but not limited to affordable housing points in the Permit Allocation System and donations of land, shall be required to maintain the project as affordable on a long-term basis pursuant to deed restrictions or other mechanisms specified in the Land Development Regulations, and administered by Monroe County or the Monroe County Housing Authority. For the purposes of developing such Land Development Regulations, the following guidelines shall apply:

“Moderate Income” is the amount which represents one hundred-twenty percent (120%) of the median annual household income for Monroe County.

“Low Income” is the amount which represents eighty percent (80%) of the median annual household income for Monroe County.

“Very Low Income” is the amount which represents fifty percent (50%) of the median annual household income for Monroe County.

“Cost-burdened” describes a household which pays a monthly rent or monthly mortgage payment, including taxes and insurance, that exceeds thirty percent (30%) of the median annual household income for Monroe County.

Policy 601.1.8

If Monroe County funding, or if County-donated land is to be used for any affordable housing project, alternative sites shall be assessed according to the following guidelines:

1. The location of endangered species habitat, as specified on the most recent Protected Animal Species maps. Sites within known, probable, or potential threatened or endangered species habitat shall be avoided.
2. The environmental sensitivity of the vegetative habitat. The habitat sensitivity shall be determined according to the ranking specified in the Environmental Design Criteria section of the Land Development Regulations. Unless no feasible alternative is available, disturbed sites shall be selected.

3. The level of service provided in the vicinity for all public facilities. Areas which are at or near capacity for one or more public facility should be avoided.
4. Proximity to employment and retail centers. Sites within five miles of employment and retail centers shall be preferred. [9J-5.010(3)(c)(5)]

Policy 601.1.9

The County Growth Management Division and the County Housing Authority shall identify funding sources that could be made available to support community-based non-profit organizations such as Habitat for Humanity in their efforts to provide adequate housing at a cost affordable to low-income residents. [9J-5.010(3)(c)1]

Policy 601.1.10

The County shall strive to participate in the State Housing Incentives Partnership program as specified in the 1992 William Sadowski Affordable Housing Act. By January 4, 1997 Monroe County will adopt a Local Housing Assistance Ordinance which establishes a local housing partnership; a local housing trust fund; administrative responsibilities; and a Local Housing Advisory Committee. Thereafter, the County shall write and implement a Local Housing Assistance Plan and a Local Housing Incentives Plan as specified in the Act.

Policy 601.1.11

By the effective date of this Plan, Monroe County shall adopt Land Development Regulations which provide that twenty percent (20%) of residential building permits will be reserved for single or multi-family affordable housing. (See Technical Document, Section 7.2.1 and Future Land Use Policy 101.2.4) Affordable housing eligible for this separate allocation must meet the criteria established in the Land Development Regulations. [9J-5.010(3)(c)5]

Policy 601.1.12

By January 4, 1997, Monroe County shall adopt Land Development Regulations which may include density bonuses, impact fee waiver programs, and other possible regulations to encourage affordable housing.

Policy 601.1.13

The Land Authority will coordinate with developers of affordable housing projects when land acquisition proposals or donation requests are submitted to the Land Authority. The Land Authority will acquire and donate land for projects if they are deemed appropriate and acceptable by the Land Authority as meeting the intent of:

1. the affordable housing provisions in the Land Authority's charter;
2. the goals, objectives and policies of this Plan; and
3. the land use designations specified on the Future Land Use Map and in the Monroe County Land Development Regulations. [9J-5.010(3)(b)1 & 3]

Policy 601.1.14

The Land Authority shall not list or donate lands as potential affordable housing sites if the lands exhibit any of the following characteristics:

1. Any portion of the land lies within a known, probable, or potential threatened or endangered species habitat, as specified on the most recent Protected Animal Species Maps; or
2. Any portion of the land within the area to be cleared contains Habitat Type/Habitat Quality Group 3 or 4, as specified in Policy 101.5.4, Section 6. [9J-5.010(3)(b)1 & 3]

Policy 601.1.15

Monroe County shall annually monitor the eligibility of the occupants of housing units which have received special benefits, including but not limited to those issued under the affordable housing provisions specified in the Land Development Regulations or those issued through the Permit Allocation System. If occupants no longer meet the eligibility criteria specified in Policy 601.1.11 and in the Land Development Regulations, and their eligibility period has not expired, then Monroe County may take any one or a combination of the following actions:

1. require the payment of impact fees, if they were waived;
2. proceed with remedial actions through the Department of Code Enforcement, as a violation of the Monroe County Code;
3. take civil court action as authorized by statute, common law, or via agreement between an applicant and the County; and/or
4. require the sale or rental of the unit(s) to eligible occupants.

Objective 601.2

Monroe County shall adopt programs and policies to encourage housing of various types, sizes and price ranges to meet the demands of current and future residents. [9J-5.010(3)(b)1]

Policy 601.2.1

Public-private partnerships shall be encouraged to improve coordination among participants involved in housing production. In these efforts, the County will establish a comprehensive central depository for housing information located at the Monroe County Housing Authority and Growth Management Division for the coordination and cooperation among public and private agencies which collect and use housing data. [9J-5.010(3)(c)1]

Policy 601.2.2

By January 4, 1998, Monroe County shall produce a Planning Procedures Manual to ensure the timely dissemination and explanation of land development regulations. Thereafter, the Manual will be revised within three months of the date when subsequent Plan or Land Development Regulations amendments are approved. [9J-5.010(3)(c)4]

Objective 601.3

By January 4, 1998, Monroe County shall increase implementation efforts to eliminate substandard housing and to preserve, conserve and enhance the existing housing stock, including historic structures and sites. [9J-5.010(3)(b)2 and 5]

Policy 601.3.1

Monroe County will establish ongoing procedures for monitoring housing conditions including coordination with other County agencies to prepare a housing conditions update report by 1998. The housing condition reports will identify geographic areas of special concern based on observed conditions including inadequate sanitation, structural hazards, hazardous wiring, plumbing and mechanical equipment or other conditions endangering or potentially endangering the life, health, safety and welfare of the population. Standards for evaluation of the structural condition of the housing stock are summarized below: [9J-5.010(3)(c)3]

1. Sound: Most housing units in this category are in good condition and have no visible defects. However, some structures with slight defects are also included.
2. Deteriorating: A housing unit in this category needs more repair than would be provided in the course of regular maintenance, such as repainting. A housing unit is classified as deteriorating when its deficiencies indicate a lack of proper upkeep.
3. Dilapidated (Substandard): A housing unit in this category indicates that the unit can no longer provide safe and adequate shelter or is of inadequate original construction.

Policy 601.3.2

The County Code Enforcement Office and Building Department will enforce building code regulations and County ordinances governing the structural condition of the housing stock, to ensure the provision of safe, decent and sanitary housing and stabilization of residential neighborhoods. [9J-5.010(3)(c)2 and 4]

Policy 601.3.3

Monroe County will encourage expanded use of HUD rental rehabilitation programs by the Housing Authority to facilitate increased private reinvestment in housing (including historically significant housing) by providing information, technical assistance in applications for federal and state funding, or provide local public funds for rehabilitation purposes. [9J-5.010(3)(c)4 and 7]

Policy 601.3.4

Identification and improvement of historically significant housing will be encouraged by the Planning Department through the coordination of public information programs (See Policies 601.1.3, 601.2.2) defining benefits and improvement funding sources. [9J-5.010(3)(c)3]

Objective 601.4

By January 4, 1998, Monroe County shall implement efforts to ensure that the Land Development Regulations do not prohibit sites in residential areas for the location of group homes and foster care

facilities licensed or funded by the Florida Department of Health and Rehabilitative Services. (9J-5.010(3)(b)4)

Policy 601.4.1

By January 4, 1997, Monroe County shall adopt Land Development Regulations which permit group homes and foster care facilities licensed or funded by the Florida Department of Health and Rehabilitative Services in all land use categories which permit residential development where consistent with other goals, objectives, and policies of this Comprehensive Plan. [9J-5.010(3)(c)6]

Policy 601.4.2

By January 4, 1997, Monroe County shall adopt Land Development Regulations which include locational criteria for the establishment of housing for the elderly and institutional housing such as proximity to health care facilities and services, accessibility to public transportation and proximity to facilities providing essential goods and services as well as compatibility with adjacent land uses. [9J-5.010(3)(c) 6]

Policy 601.4.3

The County shall identify and evaluate alternative strategies to expand subsidized housing programs for elderly in Monroe County through coordination with the Monroe County Housing Authority, and encourage their development by private, community-based non-profit, or public entities, as well as public/private partnerships. [9J-5.010(3)(c)1]

Objective 601.5

The County shall provide uniform and equitable treatment for persons and businesses displaced by state and local government programs, consistent with F.S. 421.55. [9J-5.010(3)(b)6]

Policy 601.5.1

By January 4, 1997, Monroe County shall adopt uniform relocation standards for displaced households. [9J-5.010(3)(c)8]

Objective 601.6

By January 4, 1998, Monroe County shall formulate housing implementation programs corresponding to each of the specific objectives defined within this element, including:

1. the expansion of public information assistance;
2. incentive programs, to be implemented in conjunction with the Permit Allocation System, to promote the development of affordable and elderly housing; and
3. the elimination of substandard housing. [9J-5.010(3)(b)7]

Policy 601.6.1

By January 4, 1998, Monroe County shall establish monitoring criteria and procedures for housing implementation programs to be formulated as a result of the various objectives and policies set forth in this plan. [9J-5.010(3)(b)7]

